

PURCHASE MONEY WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Ten Thousand Dollars (\$110,000.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and a Note and Deed of Trust dated this day from Grantee, said Note being in the amount of One Million One Hundred Ninety Thousand Dollars (\$1,190,000.00) in favor of Lamar Life Insurance Company, a Mississippi Corporation, and payable over a period of 277 months, and for which a purchase money lien is hereby expressly reserved in the property described in said Deed of Trust to secure the payment thereof and cancellation of which Deed of Trust shall constitute cancellation of this lien, the undersigned, Lamar Life Insurance Company, a corporation, acting by and through its duly authorized officer, does hereby sell, convey and warrant unto John W. Hyneman, the following described land and property situated in the City of Southaven, DeSoto County, Mississippi, more particularly described as follows, to-wit:

A certain parcel of land being located in sections 14 and 15, Township 1 South, Range 8 West, Southaven, Desoto County, Mississippi, and being more particularly described by metes and bounds as follows:

Begin at a point in the northerly Right of Way line of Stateline Road 197 feet westwardly from the intersection of the southwesterly line of U. S. Highway 51 and the northerly line of Stateline Road; said point being the True Point of Beginning; thence South 85 degrees 40' West 1007.87 feet to a point; thence North 04 degrees 19' 59" West 699.90 feet to a point; thence North 85 degrees 51' East 716.70 feet to a point in the southwesterly line of U. S. Highway 51; thence South 39 degrees 14' 37" East with the southwesterly line of said Highway 606.46 feet to a point; thence South 50 degrees 30' West 76 feet to a point; thence South 21 degrees 49' West 96.95 feet to a point; thence South 39 degrees 30' East 85 feet to a point, said point being also the Point of Beginning for the tract of land herein described and being subject to all easements of record and future right of ways; said parcel containing 14.7475 acres, more or less.

This conveyance is subject to any and all recorded building restrictions, restrictive covenants, rights-of-way, easements, and mineral reservations applicable to the above described property.

Warranty Deed
 No 179 Page 557
 This 6 day of Aug 1985
 W. D. Ferguson
 Clerk
 D.S.
 Lots 2, 3, 4, 5 & 6
 Magnolia Square
 Commercial S/O

It is expressly agreed and understood that the outstanding leases on the subject property described below are conveyed to Grantee herein, but that the warranty under this conveyance is made subject to all leases, whether recorded or unrecorded, which affect the foregoing described property, and is further subject to the improvements, utility lines and poles as are shown on the survey of Ben Smith, P.E., dated December 4, 1984. Grantor does however warrant that the lease from Charles W. Crisler, Jr., Lessor, to W. T. Grant & Company, Lessee, of record in Book 39, Page 551, in the office of the Chancery Clerk of DeSoto County, Mississippi, is no longer in effect.

Ad Valorem taxes for the year 1985 shall be prorated between Grantor and Grantee herein, but payment of said taxes shall be the responsibility of the Grantee.

WITNESS THE SIGNATURE of Lamar Life Insurance Company by its duly authorized officer, this the 2nd day of January, 1985.

LAMAR LIFE INSURANCE COMPANY

By

Michael T. McREE
MICHAEL T. McREE

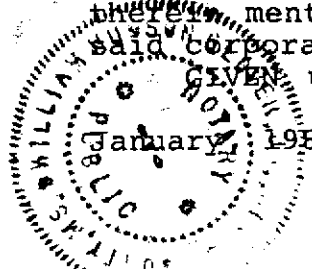
Executive Vice-President and
Treasurer

STATE OF MISSISSIPPI

COUNTY OF HINDS

Personally came and appeared before me, the undersigned authority at law in and for the aforesaid jurisdiction, the within named Michael T. McREE, the Executive Vice-President and Treasurer of Lamar Life Insurance Company, a corporation, who acknowledged to me that for and on behalf of said corporation as its act and deed, he signed, executed and delivered the above and foregoing instrument of writing on the day and in the year ~~therein~~ mentioned, he being first duly authorized so to do by said corporation.

GIVEN under my hand and seal, this the 2nd day of January, 1985.



William Hudson Glover
NOTARY PUBLIC

My Commission Expires:

3-16-85

MAILING ADDRESSES OF GRANTOR AND GRANTEE:

The mailing address of Grantor is: P.O. Box 880, Jackson, Mississippi 39205.

The mailing address of Grantee is: 8995 Hwy 51 North, Southaven, Mississippi 38671.

Filed @ 11:00 A.M., 7 Jan, 1985

Recorded in Book 175 Page 632

G. Ferguson, Clerk